



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #3108, Calgary T3P1M5

MLS®#: **A2182131**

Area: **Livingston**

Listing Date: **12/03/24**

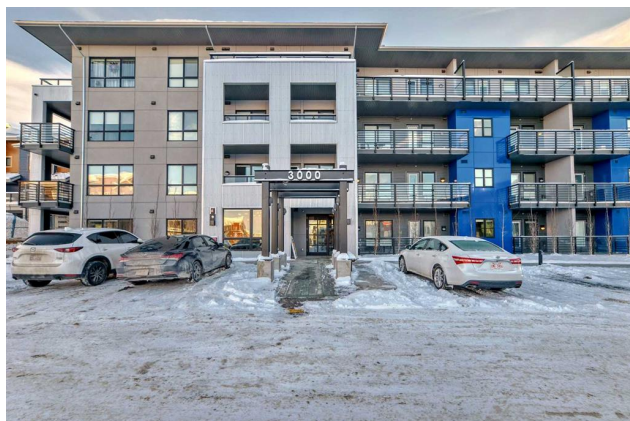
List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **696**
Low Sqft:
Ttl Sqft: **696**

Parkade,Titled,Underground

DOM

18
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line,Playground**

Construction: **Concrete,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Elevator,No Animal Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`2" x 11`9"	Bedroom	Main	10`2" x 7`5"
Dining Room	Main	7`9" x 4`2"	Kitchen	Main	8`3" x 9`8"
Living Room	Main	16`1" x 9`2"	4pc Ensuite bath	Main	5`8" x 8`4"
Walk-In Closet	Main	4`1" x 6`0"	Laundry	Main	3`5" x 5`1"
Covered Porch	Main	16`9" x 6`2"	4pc Bathroom	Main	8`3" x 5`7"
Entrance	Main	7`5" x 3`3"			

Legal/Tax/Financial

Condo Fee:
\$431

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2410951**

Remarks

Pub Rmks: **Welcome to the Maverick at Livingston. You will love this beautiful & brand new 2-bedroom condo unit nestled in one of Calgary's finest and fast-growing communities (Livingston). This unit boasts of almost 700 sq ft of beautifully developed space and as you step into the unit you will be greeted by an open and well-designed layout allowing for easy setting up of furniture. This main floor unit features beautiful luxury vinyl planks flooring, a large and bright living room with large windows allowing for plenty of natural light, a beautiful kitchen loaded with stainless-steel appliances, a good size nook, a convenience in-unit laundry, a large primary bedroom with ensuite bath and second good size bedroom, and a second 4-piece bath that completes this level. The living room overlooks a good size porch ideal for hosting friends and family. A bonus to the porch is the gas line for BBQ. This unit comes with an extra storage unit as well as a titled underground parking stall in a heated parkade that will keep your vehicle warm during those cold winter days. As a homeowner you will enjoy access to the 35000 sq.ft. Livingston Hub amenities (Splash Park, Tennis Courts, Skating Rings, Basketball, Ping pong, Board Rooms etc.) located just within a few minutes' walk from the condo. This unit's location is prime & in close proximity to the YYC Airport, shopping centres (cross Iron, Costco, Superstore, Nofrils etc.), parks, playground, major roads (Stoney TR, Deerfoot TR, Symons Valley, 14 ST, 144 Avenue, Beddington TR, Country Hills BV), great network of bike routes and pedestrian pathways for outdoor living. **DON'T WAIT** on this one!! Call your favourite realtor today and book a viewing.**

Inclusions: **N/A**
Property Listed By: **Premiere Realty Direct**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



